



Frobisher Street,

Offers in the region of £55,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Frobisher Street, Hebburn, Tyne And Wear

Offers in the region of £55,000

This well presented ground floor flat is to be sold with a newly extended lease and is ideally situated for access to Jarrow town centre with Metro links providing an ideal purchase for the buy to let market. The property will be sold with vacant possession and comes with a gas combination central heating system, double glazing throughout and externally there is a small front garden with a separate enclosed rear yard. A brief internal inspection reveals:- an entrance hallway with oak flooring and under stairs storage cupboard, large master bedroom with bay window, a second single size bedroom, lounge with oak flooring and a modern bathroom and kitchen which comes with some appliances included. An early viewing is strongly recommended to avoid missing out.

ENTRANCE HALL

oak flooring, double radiator, under stairs storage cupboard

BEDROOM 1

4.11m (into alcove) x 4.06m (13'6" (into alcove) x 13'4")
double glazed bay window, single radiator

BEDROOM 2

2.44m x 3.40m (8'0" x 11'2")
single radiator, double glazed window

LOUNGE

3.38m x 3.76m (11'1" x 12'4")
double radiator, double glazed window, oak flooring

KITCHEN

2.18m x 3.43m (7'2" x 11'3")
modern fitted wall and floor units with contrasting work surface, one and a half bowl stainless steel sink unit and single drainer, integrated gas hob, electric oven and extractor hood, automatic washing machine, space for fridge/freezer, wall mounted gas combination central heating boiler, part tiled walls, double glazed window, double radiator, door to the rear yard

BATHROOM

modern white suite comprising:- low level wc, pedestal hand wash basin, panelled bath with shower over and screen, double radiator, tiled walls, tile effect vinyl floor covering, double radiator, double glazed window

FRONT GARDEN

small front garden

REAR YARD

separate enclosed rear yard, artificial grass

EPC

Rating C

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Buyer Notes

BUYER NOTES (Please use the area below to make any notes whilst viewing the property)



For full EPC please contact the branch

